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PART--I-- Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

Government of Tripura
Urban Development Department

F.13(23)-TUDA/Project /2026 /14762-783 **Dated, 23 February 2026**

NOTIFICATION

Declaration of Preparation of GIS-based Master Plan for Santribazar Planning Area for the Horizon Year 2045

1. The Government of Tripura recognises the fact that Santribazar, being the administrative, economic and cultural hub of Tripura, has experienced rapid spatial expansion, rising population density, increasing demand for urban services, and significant development pressures in both core and peripheral zones;

2. Whereas, the absence of an updated statutory Master Plan has resulted in unregulated land use changes, mobility congestion, infrastructure stress, environmental degradation in sensitive areas, and inconsistent development patterns across the Planning Area;

3. Whereas, it has become necessary to prepare a GIS-Based Master Plan for Santribazar for Horizon Year 2045to guide planned and sustainable development, regulate land use, support infrastructure provisioning, strengthen disaster and climate resilience, and ensure coordinated decision-making among all implementing organizations.

4. Whereas, in TUDA under U.D. Department of the Government of Tripura, in exercise of the powers conferred under Section 52 of the *Tripura Urban Planning and Development Act, 2018*, has vide Notification No. F.2(15)-TUDA/TECH/2019(P)/180-230 dated 02/09/2019, declared the Santribazar Planning Area, covering an extent of 17.76 sq. km, comprising the Santribazar Municipal Council (SMC) and 6adjoining Gram Panchayats in parts/full.

5. In view of the above, in exercise of the powers vested under Section 53(1) of the *Tripura Urban Planning and Development Act, 2018*, the Tripura Urban Planning & Development Authority (TUDA) hereby declares its intention for Preparation of GIS-based Master Plan for Santribazar Planning Area, 2045.

6. The Master Plan shall aim to:

   i. Prepare GIS-based Base Map and Existing Land Use (ELU) Map.
   ii. Undertake transportation, infrastructure, socio-economic and environmental assessments.
   iii. Identify government assets and vacant lands alongside urban growth centers, constraints, and environmentally sensitive zones for Santribazar Planning Area.
   iv. Formulate the Proposed Land Use Plan for Horizon Year 2045.

v. Prepare statutory Zoning Regulations and Development Control Regulations (DCR).
vi. Develop sector-wise infrastructure plans and investment strategies.
vii. Promote a sustainable, inclusive, accessible and climate-resilient urban form.

7. The preparation of the Master Plan shall be undertaken by TUDA in coordination with:
i. SantribazarMunicipal Council
ii. Department of PWD (R&B)
iii. PWD (DWS), Transport, Forest, Revenue, Tourism, Disaster Management
iv. TSECL, SWM,Health, Education and other line departments/organizations
v. District Administration, local bodies and elected representatives

All departments/organizations shall attend consultations, and support technical work asmandated.

The delineated Santribazar Planning Area map and boundary details shall be available at:

i. Office of the Commissioner, TUDA
ii. Office of the SantribazarMunicipal Council
iii. Office of the District Magistrate & Collector (South Tripura)
iv. Office of the Block Development Offices (Bakafa)
v. Official Website of Urban Development Department

All concerned departments/organizations are hereby directed to facilitate TUDA in the preparation of the Master Plan and ensure timely submission of relevant reports, data, and field inputs.

Any person, local body, institution or stakeholder having suggestions or objections on the proposed preparation of the Master Plan may submit the same in writing to the Commissioner, TUDA, within 30 (thirty) days from the date of publication of this Notification.

By Order and in the name of the Governor,

23/02/26

(Dr. Milind Dharamrao Ramteke, IAS)
Secretary to the
Government of Tripura